

2012 Property Tax Rates in City of West University Place

This notice concerns the 2012 property tax rates for City of West University Place. It presents information about three tax rates. Last year's tax rate is the actual tax rate the taxing unit used to determine property taxes last year. This year's *effective* tax rate would impose the same total taxes as last year if you compare properties taxed in both years. This year's *rollback* tax rate is the highest tax rate the taxing unit can set before taxpayers start rollback procedures. In each case these rates are found by dividing the total amount of taxes by the tax base (the total value of taxable property) with adjustments as required by state law. The rates are given per \$100 of property value.

Last year's tax rate:

Last year's operating taxes	\$7,505,552
Last year's debt taxes	\$7,692,835
Last year's total taxes	\$15,198,387
Last year's tax base	\$4,062,544,973
Last year's total tax rate	\$0.37411/\$100

This year's effective tax rate:

Last year's adjusted taxes (after subtracting taxes on lost property)	\$15,168,943
÷ This year's adjusted tax base (after subtracting value of new property)	\$4,180,548,739
=This year's effective tax rate (Maximum rate unless unit publishes notices and holds hearings.)	\$0.36284/\$100

This year's rollback tax rate:

Last year's adjusted operating taxes (after subtracting taxes on lost property and adjusting for any transferred function, tax increment financing, state criminal justice mandate, and/or enhanced indigent healthcare expenditures)	\$7,491,011
÷ This year's adjusted tax base	\$4,180,548,739
=This year's effective operating rate	\$0.17919/\$100
x 1.08 =this year's maximum operating rate	\$0.19352/\$100
+ This year's debt rate	\$0.18286/\$100
= This year's total rollback rate	\$0.37638/\$100

Statement of Increase/Decrease

If City of West University Place adopts a 2012 tax rate equal to the effective tax rate of \$0.36284 per \$100 of value, taxes would increase compared to 2011 taxes by \$84,817.

Schedule A - Unencumbered Fund Balance

The following estimated balances will be left in the unit's property tax accounts at the end of the fiscal year. These balances are not encumbered by a corresponding debt obligation.

Type of Property Tax Fund	Balance
General Fund	2,797,336
Debt Service Fund	278,532

Schedule B - 2012 Debt Service

The unit plans to pay the following amounts for long-term debts that are secured by property taxes. These amounts will be paid from property tax revenues (or additional sales tax revenues, if applicable).

Description of Debt	Principal or Contract Payment to be Paid from Property Taxes	Interest to be Paid from Property Taxes	Other Amounts to be Paid	Total Payment
2001 Certificates of Obligation	130,000	98,340	0	228,340
2003 Certificates of Obligation	125,000	1,969	0	126,969
2005 Permanent Improvement Refunding	1,335,000	1,078,013	0	2,413,013
2009 Permanent Improvement Refunding	445,000	402,238	0	847,238
2009 Certificates of Obligation	40,000	48,206	0	88,206
2010 Permanent Improvement	75,000	181,850	0	256,850
2010 Certificates of Obligation	100,000	251,063	0	351,063
2010 A Certificates of Obligation	75,000	47,975	0	122,975

2010 Permanent Improvement Refunding	1,870,000	280,650	0	2,150,650
2011 Certificates of Obligation	20,000	19,425	0	39,425
2011 Permanent Improvement Refunding	1,340,000	92,250	0	1,432,250
2012 Permanent Improvement Refunding	50,000	170,600	0	220,600
Fiscal Agent Fees	0	0	10,000	10,000

Total required for 2012 debt service	\$8,287,579
- Amount (if any) paid from Schedule A	\$201,878
- Amount (if any) paid from other resources	\$383,100
- Excess collections last year	\$0
= Total to be paid from taxes in 2012	\$7,702,601
+ Amount added in anticipation that the unit will collect only 100.00% of its taxes in 2012	\$0
= Total debt levy	\$7,702,601

This notice contains a summary of actual effective and rollback tax rates' calculations. You can inspect a copy of the full calculations at 1001 Preston St., Houston TX 77002.

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